

Charming renovated 4 bedroom house 175m - 10 minutes from Jonzac with outbuilding, garden and land.



INFORMATION

Town:	Saint-Germain-de-Vibrac
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	175 m2
Plot Size:	5505 m2

IN BRIEF

Nestled in a small hamlet in the south of the Charente-Maritime region, this charming terraced property has been completely renovated since 2019. Some finishing touches are required, but no major renovations needed.

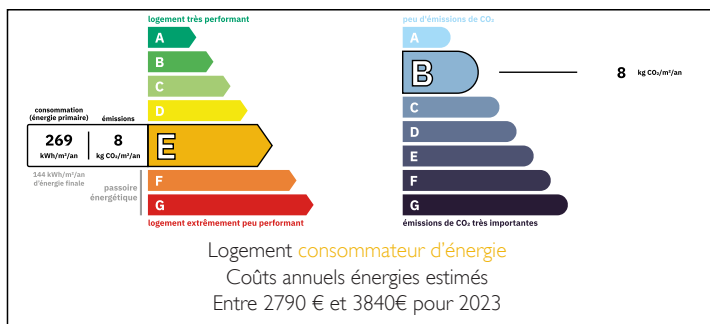
The work completed includes a new roof with new lintels, new tiles, and insulation, a new septic tank, all windows are double-glazed, a new and equipped kitchen, and much more.

On the ground floor, you will discover an entrance hall, an office, two bedrooms, a living room, a large kitchen with access to the garden and the large outbuilding, a shower room, and a toilet with a laundry room. Upstairs, you will find two bedrooms or one bedroom and an office, as well as a large 66m² attic ready to be converted. A great opportunity to expand the living space: master bedroom, games room, or gym.

Adjoining the house...



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

MORE PHOTOS AND FLOOR PLANS ON REQUEST

TECHNICAL INFORMATION

Double glazing on all openings and wood shutters on all the windows

Individual electric heaters and wood-burner in the living room - you would need to consider adding electric radiators in certain rooms, installing a blower from the existing wood burner, and/or installing a wood burner in the kitchen/dining room where a concrete screed is already installed.

Roof redone

Energy rating (DPE) E

Septic tank installed in 2019

Electric hot water ballon 200l

Fiber optic available

LOCAL TAXES

Taxe foncière: 618 EUR

Taxe habitation: EUR

NOTES

GROUND FLOOR - Wooden lineau flooring except for the bathroom and toilet where it has been tiled

Entrance hall - 7m²

Office - 7m²

Bedroom 1 - 19m²

Hallway with closet - 4m²

Living room with wood burner - 26m²

Bedroom 2 - 25m²

Kitchen/Dining room - 43m²

WC with laundry room and hot water tank - 6m²

Bathroom with walk-in shower, large sink, and heated towel rail - 10m²

FIRST FLOOR - Wooden flooring

Landing - 5m²

Bedroom 3 or Office - 8m²

Bedroom 4 - 13m²

Attic - 66m² Roof insulation already installed, and placo on the walls and ceiling - Beautiful ceiling height, beams are 2m high.

OUTBUILDING

Attached to the house

Former forge - 120m²